

**THE CITY OF DEXTER  
REGULAR CITY COUNCIL MEETING  
MONDAY, NOVEMBER 22, 2021**

**A. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

The City Council Meeting was called to order at 7:00 pm by Mayor Keough and was held at 3515 Broad Street and online via Zoom.

**B. ROLL CALL:**

S. Arab - Present  
P. Cousins - Present  
D. Fisher – Present remotely from Alma, MI  
J. Griffin - Absent  
W. Hubbard – Present  
Z. Michels – Present  
Mayor Keough – Present

Student Representatives:

Alex Gilbert – Present  
Eren Buyukbozkirli – Present

Also attending: Justin Breyer, City Manager and City Clerk; Dan Schlaff, Public Services Superintendent; Mike Auerbach, Assistant Planner; Robert Smith, Dexter Area Fire Department Chief; Lt. Alan Hunt, Washtenaw County Sheriffs Office; Tim Stewart, Lead Utility Operator; Pamela Weber, Recording Secretary; Patrick Droze, OHM Advisors; Media

Also attending remotely: Michelle Aniol, Community Development Manager; Marie Sherry, Treasurer; Matt Williams Jan-Pro Detroit; Dan Cooney and Frank Burdick, Encore Theatre

**C. APPROVAL OF THE MINUTES**

1. Regular City Council Meeting – November 8, 2021

Motion Fisher; support Arab to approve the minutes of the Regular City Council meeting.

Ayes: Hubbard, Arab, Cousins, Fisher, Michels, Keough  
Nays: None  
Absent: Griffin  
Motion carries

**D. PRE-ARRANGED PARTICIPATION:**

1. Partners in Architecture – 3515 Broad St. Presentation

Steven Lechman, Project Manager and David Gassen, Principal with Partners in Architecture presented information related to the 3515 Broad St. City Hall project. The presentation and subsequent City Council discussion included:

- Design concept, budget report, project schedule
- Lighting, elevator, removing Council Chamber columns, location of archive storage
- Maintenance items proposed for inclusion in the project
- Changes to exterior, methodology behind the exterior design of the building, and trying to respect the style of the building
- Putting the elevator out for bid before the new year as it is a long-lead item
- Ensuring City Council approval prior to bid release

**E. APPROVAL OF AGENDA**

Motion Fisher; support Cousins to approve the Agenda with the following change:

- Postpone New Business Items M-5 and M-7 to the December 13, 2021 meeting.

Ayes: Arab, Cousins, Hubbard, Michels, Fisher, Keough

Nays: None

Absent: Griffin

Motion carries

**F. DECLARATION OF CONFLICTS OF INTEREST**

None

**G. PUBLIC HEARINGS:**

None

**H. NON-ARRANGED PARTICIPATION:**

None

**I. COMMUNICATIONS:**

1. Upcoming Meeting List

**J. REPORTS:**

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff provided his written report as per packet. Mr. Stewart provided the following updates due to Mr. Schlaff being off last week.

- Holiday lights will be put up soon. Blue and white lights have not been purchased for this year.

- Leaf machine was damaged, so there is a delay in leaf pick-up. New fan arrived and the machine will be repaired. We are ahead of schedule on the repair because the fan arrived quickly. Discussion followed about having back-up equipment on-hand.

## 2. Community Development Manager – Michelle Aniol

Ms. Aniol submitted her written report as per packet. Ms. Aniol provided the following updates.

- Reminder that there is no negation with regard to rezoning voluntary conditions. During the Mill Creek Brewery pre-application meeting there were comments about who would maintain the bridge. The bridge would entice trail traffic to come to their business and also help with their parking deficiency. Discussion followed on the following topics:
  - The proposed bridge location being north of the current launch.
  - The proposal's parking space deficiency and the parking spaces behind the Fire Station for Mill Creek Park.
  - Whether the applicant would consider bringing public water across the Creek.
  - The process for waiving the deficient parking. What is permitted under current zoning and purposes for rezoning.
- The 3045 Broad St. redevelopment project has been released to solicit proposals.
- Mr. Auerbach's last day is tomorrow. Thank you for your service and we wish you well.

## 3. Board, Commission, & Other Reports-

Washtenaw County Sheriff - Lt. Alan Hunt Sheriff submitted his report as per packet and gave the following updates:

- The Sheriff's Office is sponsoring people through the police academy. There are twelve vacancies between command and deputies and five retirements in December. The Sheriff's Office needs to keep hiring as there are a lot of retirements coming in the next couple of years.
- Someone is impersonating Lt. Hunt in an attempt to solicit money. The Sheriff's Office never requests money. It is fraud.
- A question was asked about times in and out of area for the area collaboration as per the report. Lt. Hunt said he will provide a further breakdown of the out of area calls for City Council to review.
- A question was asked if there are continued issues with LaFontaine unloading cars on Dexter-Ann Arbor Rd. Ms. Aniol and Lt. Hunt indicated that there have been no recent complaints. Others have seen them blocking traffic/driver visibility. Ms. Aniol said that LaFontaine did purchase an alternate site for their used vehicles, which has helped with their on-site space. Public Services will help report issues they see regularly by contacting the Sheriff's office. Others were encouraged to do the same.
- Shop with a cop is being held on December 1<sup>st</sup>.

## 4. Subcommittee Reports

None

## 5. City Manager Report – Justin Breyer

Mr. Breyer submitted his written report as per packet. Mr. Breyer provided the following update:

- A packet supplement was sent to City Council this afternoon.
- On Monday, November 22nd, staff participated in a Washtenaw Area Transportation Study (WATS) Federal Aid Committee (FAC) meeting regarding the FY 2023-2026 TIP program. The proposed TIP plan includes \$311,000 in City-requested funding for Baker Road between Main St. and Grand St. in FY 2024.
- Received health care renewal numbers, starting January 1<sup>st</sup>. One plan is going up 11.2% other plan is going up by 8% (HSA).

## 6. Mayor Report – Shawn Keough

Mr. Keough submitted his written report as per packet. Mr. Keough provided the following updates:

- Was invited to cub scouts meeting. Mentioned that ping pong tables are being considered and the scouts were enthusiastic. They want them not in busy areas.
- Fire plan is up 13% to \$2.7 Million for the upcoming fiscal year. We are not the only community with costs going up. Putting that money back into the fire department so we have healthy reserves there. Have asked to know what the reserves will be used for.
  - There was a question about what is contributing to the large increase in fire department budget. It is going toward additional full-time fire staff, one for each location. That is the lion's share of the increase. To get one person 24 hrs. you have to hire 3. Other costs are insurance related (who needs it vs. who has it through a spouse), and vehicle replacement.
- Was not able to attend this month's DDA meeting

## 7. Council Member Reports

None

## **K. CONSENT AGENDA:**

1. Consideration of: Bills & Payroll in the amount of: \$718,625.59
2. Consideration of: Approval for an Early Release Package for 3515 Broad St. Elevator
3. Consideration of: Award of Building Cleaning Services for 3515 Broad St. to Jan-Pro Detroit for an Amount not to Exceed \$13,000 Per Year Through June 30, 2025
4. Consideration of: Contract Amendment with Urban Wireless Contract for a Remaining Amount not to Exceed \$5,000

5. Consideration of: Bid Award to TLS Construction for Water Filtration Backwash Pond Improvements for an Amount not to Exceed \$24,360

6. Consideration of: Proposal from OHM Advisors for Road Capital Planning for an Amount not to Exceed \$8,630

Motion Fisher; support Michels to approve items 1 - 6 of the Consent Agenda.

Ayes: Michels, Arab, Hubbard, Fisher, Cousins, Keough

Nays: None

Absent: Griffin

Motion carries

**L. UNFINISHED BUSINESS- Consideration and Discussion of:**

None

**M. NEW BUSINESS- Consideration and Discussion of:**

1. Consideration of: Application for Amendment to Conditional Rezoning Agreement for 7714 Ann Arbor St., Encore Theatre

Motion Hubbard; support Cousins based on information provided by the applicant and staff, together with comments received during the public hearing conducted by the Planning Commission on November 1, 2021, the City Council accepts the Planning Commission's recommendation and approves AP2021.22-06 ACRZ, Application for Amendment to Conditional Rezoning, submitted by the Encore Music Theatre Company, subject to the following conditions:

i) Revised Sheet L-201 must be prepared, signed and sealed by a registered landscape architect and revised Sheets A-111 and A-300 must be prepared, signed and sealed by a registered architect, in accordance with Section 21.08 of the Zoning Ordinance.

Ayes: Hubbard, Michels, Arab, Fisher, Cousins, Keough

Nays: None

Absent: Griffin

Motion Carries

2. Consideration of: Text Amendment to the Zoning Ordinance for Plug-In Electric Vehicle (PEV) Stations

Motion Cousins; support Fisher pursuant to Section 23.06 of the City of Dexter Zoning Ordinance, together with the information presented by staff and the input received during the public hearing conducted by the Planning Commission on November 1, 2021, City Council approves AP2021.22-07 Text Amendment to the Zoning Ordinance to allow and regulate electric vehicle stations, as presented.

Ayes: Fisher, Hubbard, Cousins, Arab, Keough  
Nays: Michels  
Absent: Griffin  
Motion Carries

3. Consideration of: Amendment to City Council Rules

Motion Fisher; support Arab for adoption of the Amendment to City Council Rules with revisions to Rule 17: Filling Vacancy on Council as follows with additions underlined and deletions ~~stricken~~:

4. At the next council meeting, the Mayor or Presiding Officer will announce all the applicants and provide copies of applications or letters of intent. At this meeting, City Council will also establish the terms of a public interview process for eligible applicants by majority vote.  
4.5.City Council holds interviews of eligible applicants during one or more public meetings.  
~~5.~~6.The Mayor or Presiding Officer makes a nomination from the applications received.  
~~6.~~7.The nominee is then voted on.  
7.8.If this nominee received four votes, he or she is then appointed and sworn into office.  
~~8.~~9.In the event this nominee does not receive 4 votes, the process begins again at step 65.

Ayes: Hubbard, Arab, Cousins, Fisher, Keough  
Nays: Michels  
Absent: Griffin  
Motion Carries

4. Consideration of: First Street Park Sidewalk Connection and Project Recommendation from Parks and Recreation Commission

Motion Cousins; support Fisher for City Council to postpone the recommendation from the Parks and Recreation Commission to provide \$20,000 for a First Street Park Improvement Project until staff has completed a budget review.

Ayes: Arab, Cousins, Michels, Hubbard, Fisher, Keough  
Nays: None  
Absent: Griffin  
Motion Carries

5. Discussion of: Community Input Request

Item Postponed

6. Discussion of: Rental Inspection Ordinance and Property Maintenance Code

City Council discussed the proposed Rental Inspection Ordinance, including the following:

- This item was introduced following a fire that occurred at a duplex.
- Suggestion to do a general code review at the same time as the implementation of the Property Maintenance Code.
- Concerns expressed about potential cost to landlords.

- Members of Council indicated that this is a priority item and expressed concerns about the timeline for implementation.
- Enforcement would be performed by a third party.

7. Discussion of: Road Intersection and Signal Concerns

Item Postponed

**N. COUNCIL COMMENTS** (paraphrased or summarized by Recording Secretary)

Michels: I do support electric vehicles, but I feel the language should be clarified. I will be bringing a cost recovery ordinance for DAFD so that emergency services can pursue reimbursement I am not happy that we did not fix Rule 17. Not fixing it will likely result in Council violating the 60-day Charter provision again.

Cousins: Happy Thanksgiving.

Fisher: It has been very nice to work with Alex on the Committee.

Hubbard: Happy Thanksgiving.

Arab: Happy to see the passing of the electric vehicle motion. Happy Thanksgiving.

Griffin: Absent.

Gilbert: Happy Thanksgiving.

Buyukbozkirli: None.

**O. NON-ARRANGED PARTICIPATION:**

None

**P. ADJOURNMENT**

Motion Arab; support Fisher to adjourn the meeting at 10:15 p.m.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer  
City Manager and City Clerk

Approved for Filing: \_\_\_\_\_